171.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,190,500	/	1,190,500
USE VALUE:	1,190,500	/	1,190,500
ASSESSED:	1,190,500	/	1,190,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLOWELL EDWARD/ETAL
Owner 2:	HALLOWELL GEORGE
Owner 3:	
Street 1:	45 CLAREMONT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1885, having primarily Clapboard Exterior and 3292 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10834.000	669,000		521,500	1,190,500
Total Card	0.249	669,000		521,500	1,190,500
Total Parcel	0.249	669,000		521,500	1,190,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.63 | /Parcel: 361.63

Legal Description

User Acct: 113521

GIS Ref:

GIS Ref:

Insp Date: 07/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0004-0001.0

!13266!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	669,000	0	10,834.	521,500	1,190,500		Year end	12/23/2021
2021	101	FV	648,800	0	10,834.	521,500	1,170,300		Year End Roll	12/10/2020
2020	101	FV	648,700	0	10,834.	521,500	1,170,200	1,170,200	Year End Roll	12/18/2019
2019	101	FV	480,900	0	10,834.	521,500	1,002,400	1,002,400	Year End Roll	1/3/2019
2018	101	FV	500,900	0	10,834.	461,900	962,800	962,800	Year End Roll	12/20/2017
2017	101	FV	500,900	0	10,834.	387,400	888,300	888,300	Year End Roll	1/3/2017
2016	101	FV	500,900	0	10,834.	387,400	888,300	888,300	Year End	1/4/2016
2015	101	FV	473,600	0	10,834.	335,300	808,900	808,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:35:53

LAST REV

Date	Time
08/06/18	13:54:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.: 13266

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON & JOHNS	25362-308		5/24/1995		490,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/1995	320	Manual	600					SKYLITE
3/30/1995	133	Manual	400					WINDOW-2
2/16/1995	63		60,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10834		Sq. Ft.	Site		0	70.	0.69	8									521,515						521,500	

Total AC/HA:	0.24871	Total SF/SM:	10834	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	521,515	Spl Credit		Total:	521,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02010918
Const Adj.:	1.02101994
Adj $ / SQ:	135.402
Other Features:	117154
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821837
Depreciation:	152862
Depreciated Total:	668975

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11			BRs: 7			Baths: 2			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

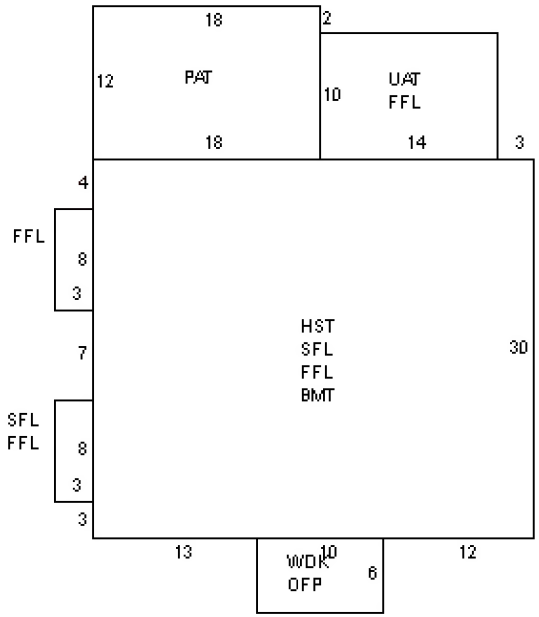
No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.69
Special Features:	0	Val/Su Net:	157.12
Final Total:	669000	Val/Su SzAd	235.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,238	135.400	167,627
SFL	Second Floor	1,074	135.400	145,421
BMT	Basement	1,050	51.180	53,741
HST	Half Story	525	135.400	71,086
PAT	Patio	216	4.070	879
OFP	Open Porch	60	44.920	2,695
WDK	Deck	60	16.340	980
UAT	Upper Attic	35	94.780	3,317
	Net Sketched Area:	4,258	Total:	445,746
Size Ad	2837	Gross Area	4888	FinArea 3292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: